

SBNA GENERAL
MEMBERSHIP MEETING
09/12/2017

M I N U T E S

1. APPROVAL OF MINUTES

The minutes of the 08/08/2017 General Membership Meeting were reviewed and approved by the general membership.

2. OLD BUSINESS

None this month.

3. PRESENTATION

Jackie Dalway from Pure Life Wellness, a pre-approved medical cannabis dispensary presented. Jackie reviewed the timeline of the MD law and licensing procedures for dispensaries in MD. There will be 112 dispensaries state wide. There will be a maximum of 3 in section 46, 2 in the city total. Doctors must register with the Medical Cannabis Commission. Patients must have a qualifying condition (hospice care, anorexia, PTSD, etc.) and register with the Medical Cannabis Commission as well. Jackie reviewed the regulations, including security requirements, imposed upon dispensaries. Onsite consumption is not permitted and only registered patients will be permitted to enter. License renewal is required every two years. Jackie shared the monthly limits that are in place for providing products to registered patients and that information is shared among dispensaries across the state. The cannabis will be available in about 5-6 forms. Jackie shared renderings of the inside and outside of the building. A resident asked how Cross St was selected as the location for the business. Jackie shared that like any other business, they wanted to be centrally located with access to public parking. The presentation was informational only as the business is not in need of a letter of support for any variances.

SoBo Green will be coordinating with SBNA to fill the pits that have been cut on the 1600 and 1700 blocks of Hanover Street. SoBo Green will coordinate with SBNA to streamline the work, but we are not restricting the plantings to SBNA area.

4. TREASURER'S REPORT

Fund	Last Month	Current Month	Difference
Petty Cash	\$100.00	\$100.00	--
General Fund Balance	\$6,056.58	\$8,285.37	
Tree Fund	\$97.00	\$97.00	--
Teen Council Fund 2010	\$371.89	\$371.89	--
Heath Street Community Garden	\$1,945.28	\$1,945.28	--

Auxiliary Police Bike Fund	\$83.41	\$83.41	--
Balance	\$8,654.16	\$7733.07	

Peter Bartels, treasurer provided an update. SBNA has \$7,000 in the account. SBNA has paid our insurance for the month.

5. POLICE RELATIONS COMMITTEE

Sargent Sean Green, has worked in the Southern District for 9 years of his 23 in the police department. Sargent Green shared an example of a burglary report where the suspect entered through a sliding glass door. He again encouraged residents to keep doors and windows locked at all times. Larceny from autos is the most frequently reported crime in our area. Residents were encouraged to lock car doors and keep valuables out of site, including car phone chargers. An armed robbery at the Verizon store in Locust Point resulted in several stolen cell phones. The store employees had the capability to track the stolen phones and were able to assist police. The suspects were finally caught in Virginia and found to have robbed 10 stores in the area. Residents were encouraged to install cameras on their property. School is back in session so additional police have been dispatched to the area as school dismisses. Sargent Green suggested that neighbors should not engage with groups of disruptive students as they are not always respectful. All district officers now have body cameras. Officers will be notifying residents about the camera when they arrive at a call. Residents can request that the cameras be turned off in the home but not on the street. A resident asked if he has a security camera, how should the footage of a crime be shared with police? There is no site to upload video but police can send an officer to obtain a copy of the video. Residents are also reminded to record serial numbers of bikes, computers, and other important information.

A SB Peninsula Safety Meeting will be held at the Federation of the Blind. The meeting will be hosted by Eric Costello on Monday, September 18, 2017. Eric Costello shared that the venue will be open at 6:00 p.m. for residents to meet with security related vendors. The formal program will run from 6:30 p.m. to 8:30 p.m. The Mayor and Council President will speak as well as representatives for the Police Commissioner, Police Major and States Attorney. Public questions will be taken during the second half of the meeting. Eric encouraged residents to say hello to kids in the neighborhood to promote positive relationships and help reduce incidents in the neighborhood as a result. Eric shared that the Bike Share bikes are being re-done and will be re-launched on October 15, 2017. DOT awarded the RFP for Bike Share and the press release about the closure was announced today. Residents expressed concern that the program had been “unofficially” closed for a few weeks. Eric will send an email blast to members in addition to the press release.

6. DESIGN AND DEVELOPMENT

Mark Sapperstein owner of 28 Walker Development is currently developing 1100 South Charles Street. Mark shared the locations of some of his other projects in South Baltimore. Local architects, engineers and contractors have been selected for the project. Parking for residents of the new apartment building will not be offered. The project will remain within the zoning requirements of C-1. The building will be 60’ tall including 4 stories of residential units and 2 or 3 retail spaces on the first floor. The apartment entrance will be on Cross Street and include a mix of studio, 2, 3 and 4 bedroom units. There will be open spaces for working from home and fostering a sense of community within the building. The overall feel will be more modern with less

brick than the rest of the neighborhood. The construction plan was shared and will take place from spring through January 2019. Plans for improving the street scape include trees on both sides of the building. A resident asked the approximate rent. It's not yet determined, but approximately \$1000 per resident with assistance in matching roommates for the larger units if needed. Mark agreed that he will communicate with Caves Valley and attempt to coordinate construction along Cross St. A resident asked about parking. All confirmed that within zoning regulations, parking is not required and that the residents will not be eligible for RPP parking permits. Potential residents will be encouraged that if parking is required, this building is not a good fit. A resident encouraged the development team to become involved in pushing bike access and alternate means of transportation throughout the city. Garrett commended them for thinking outside the box and promoting walkable living and reduced traffic congestion. A resident asked if Air B&B options would be included. There are no short term rental options planned. Eric Costello shared that there is a group working on legislation to require Air B&B rentals to pay tax and meet licensure requirements to prevent that.

Garrett shared drawings of the proposed Hanover Street Gateway sign to be installed at the entrance of 1800 Hanover and Wells. He shared the challenges of navigating the process with city agencies and the initially proposed designs. Elemental Metalworks in Camden Carol, Garret and an artist have drafted the signs. Powder coated steel painted black would be the base. A rusted steel would be used to represent the row house. The lattice work represents a skyscraper but in summer it would have creeping vines that flower creating a layered look. These designs are more industrial, capturing the essence of the SB neighborhood. Drawings are not to proportion, nor is font finalized. The sign will be approximately 10-12 feet tall. Tonight, Garrett is looking for approval of the concept and direction of design. A resident asked if it was part of the Sagamore MOU to care for the medians to cover the proposed plantings. SBNA will maintain the plantings. The sign would be placed in the old railroad crossing in a city owned right-of-way. The sign would also be coordinated with the mural that will eventually be on the side of Bumper Globe along with signs and plantings on all the corners. A resident asked about pricing and the longevity of the sign. The cost is approximately \$20,000 with additional money for other enhancements. Residents asked if we reached out to the neighborhood for freelance artist ideas. SBNA has done this and residents have not stepped up. Two residents supported the direction of the sign. Font suggestions as well as adding an additional home were suggested. Lighting will be explored.

7. NEW BUSINESS

A resident asked what happened to the Street Sweeping program. No one had a firm answer. DPW will be contacted for more information and what next steps SBNA can take to resume it. Parking restrictions to allow for the sweeping to occur and currently not enforceable because they are not posted.

An Athletes Serving Athletes team for the Baltimore City Poilce Department requested a donation. A \$200 donation was proposed. A \$300 donation was approved to support one Athlete in a race.

8. LIQUOR ADVISORY

Das Bier Haus - Nathan McKinney owner of Das Bier Haus presented on the second floor renovations currently under way. As part of the initial MOU in November of 2016 the second floor was not included. The owners are asking for an amendment to the MOU to add a second floor that is approximately 1800 square feet and will include 6 long tables and 10 hightop tables to

create another dining room to meet the needs of growing business for parties. It will primarily be a catering facility. A bar and a bathroom will also be included. The downstairs occupancy is currently 160. The upstairs occupancy will be less but a firm number is unknown at this time. There are no plans to have the windows open so noise should not be a problem for nearby residents. Owners also shared plans for a Block Party on October 21, 2017. Bike racks for barriers will be in place along with better security, and port-a-potties will be included. The entire block will be closed. Police, transportation, health, fire, and noise variances for the band have been submitted. Owners will alert the closest neighbors with a letter in addition to Facebook. There is no clear guidance on how early the letter needs to go out.

Stacy Lynch and John Ferguson from No Idea shared the bar will be renaming and rebranding and hosting a grand opening block party on October 7, 2017 from 11:00 a.m. to 9:00 p.m. including a DJ. They are requesting a letter of support from the SBNA for a noise variance for DJ. Heath Street to Olive, the length of the building will be closed. The sidewalk on the opposite side of the street will remain open. The street will reopen at 9:00 p.m. The new name will be unveiled at the opening along with a new mural on the side of the building.

The South Gateway Partnership has gone through the first rounds of applications and will make award announcements in the coming weeks. Announcements will be posted on the website. SBNA will have the opportunity to apply for grants. Residents with suggestions for a neighborhood grants or who are interested in a project can apply and SBNA is available to assist.

9. ADJOURNMENT

The meeting was adjourned. The next general membership meeting will be in **one month at Delia Foley's** on Tuesday, October 10, 2017 at 7:00 p.m.

Respectfully submitted,

Tara McNulty, SBNA Secretary